The Estates at Eagle Creek Property Owners’ Association Board Meeting  
May 24, 2021  
231 S Palo Alto Dr.

Meeting called to order at 6:05 p.m. Quorum established.   
Board member present: Philip Vipond, president; Art Morgan, 1st vice-president; Charlie Johns 2nd vice-president; Karen Turner, treasurer; Theresa Morehous, secretary; Will Matay, board member. Absent Rebecca Hopp.

Secretary’s report- Minutes read from April 26, 2021. Art Morgan made a motion to accept as read, Will Matay seconded. Motion passed 6-0

Treasurer’s Report: Beginning balance $58,821.07 Deposits: $260.87 Debits: $67.73  
Checking balance: $20,014.99 Edward Jones: $38,998.64 Ending balance: $59,013.63

Motion made to accept as reported by Art Morgan, seconded by Will Matay. Motion passed 6-0

A.C.C.’s report: request for horse shelter on S Palo Alto

Welcoming Committee report: May Yard of the Month is 107 Oak Hollow

Old Business:

* 107 Chaparral-brush and dirt on bridle trail have been removed. (ODV- June 2020). Thanks to Karen and Tom Turner and Will Matay for completing this task.
* 218 Palo Verde, owner has stopped removing structure on easement. (ODV 3-11-2020) Philip contacted owner and no progress has been made in the removal of this structure. Art Morgan made a proposal to impose a $1,500 fine plus legal fees for not removing structure in the original time allotted and will have until June 30th to complete the removal of the structure. If not completed the fine will increase along with legal actions. Charlie Johns seconded. Motion passed 6-0. This will be sent to the attorney to complete.
* 18 Wheeler on S Palo Alto – registered letter was mailed and received by property owner.(ODV Jan 2020)
* Encino-Joe Paloma chickens on property. Violation has been taken care of.
* The road repairs on Scenic Oak and Palo Verde will be completed as soon as possible. Larry Wiley has limited staff currently.
* Karen Turner currently has not found any cut through on S Palo Alto for the bridle trail. There are still a couple of options pending.
* The POA website has been updated and made user friendly.
* Delinquent accounts: 3 outstanding, 2 of which have been sent to the attorney. The board agreed to let Philip negotiate balance with Terry Busch.
* 126 Encino drive: (ODV 2/21 annual meeting) Philip has made several visits to the property and found dogs and squatters on the premises. Individual stated that the dogs were his and that he and the dogs would be gone within a week. The property has been vandalized with missing windows and doors, trashed inside and no electricity and no water. A Notice of Default and Demand for Cure letter was sent out May 20th to the owner from the attorney. After some discussion and advice by the attorney on which actions to take next, a motion was made to include legal fees.

Now, therefore, the board hereby finds and declares:

That, the present condition of the Property is a nuisance and annoyance;

That, the present condition of the Property violated sections 3.06, 3.07, and 3.08 of the CCR’s,and must be remedied by record owner, Rodney Fricks;

Now, therefore, it is hereby resolved that, the Association’s attorney is directed to provide notice in accordance with Article XIII of the Bylaws to Rodney Fricks: (1) of said violations, and (2) of the Association’s intent to fine Rodney Fricks if the violations are not remedied within the time allowed by Article XIII of the Bylaws; (3) of the Owner’s right to request a hearing under Article XIII of the Bylaws; and (4) that the Association intends to take all other action allowed by law to cause Rodney Fricks to remedy the condition of the Property, including filing suit.

Upon motion made by Art Morgan and seconded by Will Matay, this motion was passed and approved on May 24th, 2021, by a majority vote of the board of directors of The Estates at Eagle Creek Property Owners Association. Signed by the president, Philip Vipond and Attest by the secretary, Theresa Morehous.

New business:

Philip was invited to attend Eagle Creek Ranch Association meeting on May 25, 2021 where Brent Reeh from Aqua Texas will be attending. Any question you want asked, please get to Philip.

Art Morgan made a motion to adjourn at 7:00 p.m. and Will Matay seconded. Motion passed 6-0

Next meeting: June28th at 6 p.m.